

# Unit L-1218 - Met 1

L-1218 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11501294                              |
| Status:         | Active Under Contract                  |
| Size:           | 884 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$599,000                              |
| List PPSF:      | \$678                                  |
| Valuated Price: | \$438,000                              |
| Valuated PPSF:  | \$495                                  |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

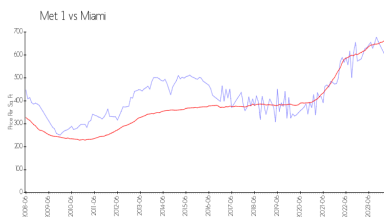
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 447 |
| Number of active listings for rent:      | 24  |
| Number of active listings for sale:      | 31  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 2   |

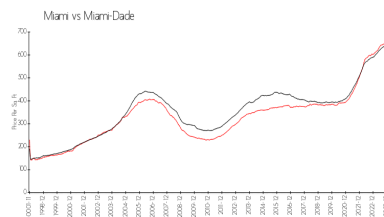
## Recent Sales

| Unit #   | Size        | Closing Date | Sale Price | PPSF  |
|----------|-------------|--------------|------------|-------|
| 3501     | 790 sq ft   | Apr 2024     | \$430,000  | \$544 |
| T-2114   | 1,006 sq ft | Apr 2024     | \$645,000  | \$641 |
| 1706     | 1,005 sq ft | Feb 2024     | \$680,000  | \$677 |
| L-414    | 891 sq ft   | Jan 2024     | \$529,000  | \$594 |
| L-814    | 891 sq ft   | Dec 2023     | \$529,000  | \$594 |
| Loft 408 | 760 sq ft   | Dec 2023     | \$450,000  | \$592 |

## Market Information



Met 1: \$572/sq. ft.  
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

|            |    |
|------------|----|
| Met 1      | 7% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Met 1      | 54 days |
| Miami      | 84 days |
| Miami-Dade | 81 days |

